138.0	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,200 /	983,200
					USE VALUE:	983,200 /	983,200
					ASSESSED:	983,200 /	983,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WREN CHRISTOPHER R
Owner 2:	WREN DONNA K
Owner 3:	
Street 1:	75 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KORN LORI G -
Owner 2:	KORN JEFFREY ALAN -
Street 1:	75 HILLSDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Brick Veneer Exterior and 1988 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	426,500	500	556,200	983,200
Total Card	0.152	426,500	500	556,200	983,200
Total Parcel	0.152	426,500	500	556,200	983,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.69 | /Parcel: 494.6

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 88586

GIS Ref

GIS Ref

Insp Date 10/28/17

!10680!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,500	500	6,600.	556,200	983,200	983,200	Year End Roll	12/18/2019
2019	101	FV	323,300	500	6,600.	587,100	910,900	910,900	Year End Roll	1/3/2019
2018	101	FV	323,300	500	6,600.	432,600	756,400	756,400	Year End Roll	12/20/2017
2017	101	FV	323,300	500	6,600.	414,100	737,900	737,900	Year End Roll	1/3/2017
2016	101	FV	323,300	500	6,600.	383,200	707,000	707,000	Year End	1/4/2016
2015	101	FV	305,900	500	6,600.	321,400	627,800	627,800	Year End Roll	12/11/2014
2014	101	FV	305,900	500	6,600.	313,900	620,300	620,300	Year End Roll	12/16/2013
2013	101	FV	305,900	500	6,600.	299,100	605,500	605,500		12/13/2012

PRINT

Date	Time
12/11/20	00:57:49

LAST REV

Date	Time
11/15/18	11:36:52

danam

10680

USER DEFINED

Prior Id # 1:	88586
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KORN LORI G	39371-270		5/29/2003		667,000	No	No		
KORN LORI G	37176-449		11/19/2002	Family	1	No	No		
RICH WILLIS & J	27480-162		7/15/1997		339,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2018	1323	Re-Roof	8,495	C				
9/28/2009	908	New Wind	10,000					
11/10/1998	780	Manual	10,000					INSULATION/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2017	Inspected	BS	Barbara S
9/29/2017	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	336	PATRIOT
8/31/2003	MLS	MM	Mary M
1/7/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	90.	0.94	10									556,198						556,200	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 556,198 | Spl Credit | Total: 556,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22947025
Const Adj.:	1.01710510
Adj $ / SQ:	162.565
Other Features:	109573
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523943
Depreciation:	97453
Depreciated Total:	426490

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

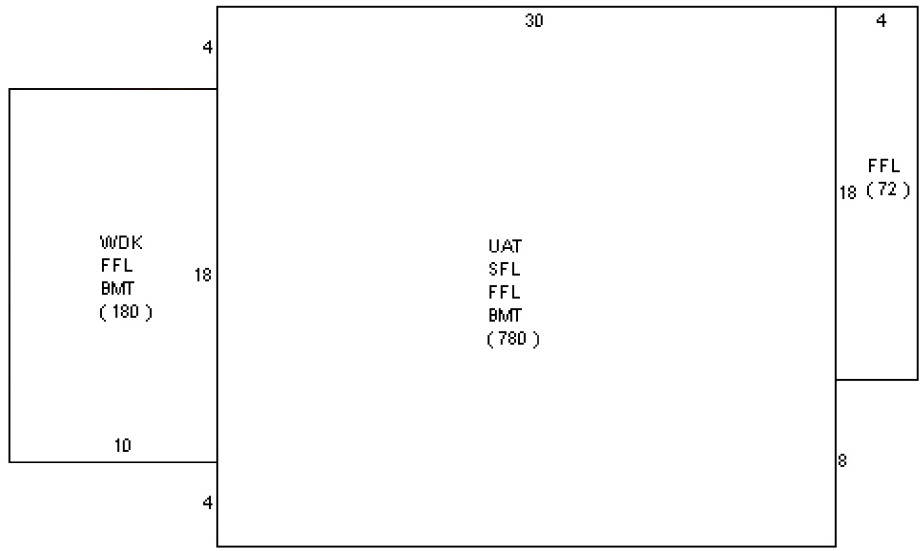
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.82
Special Features:	0	Val/Su Net:	135.53
Final Total:	426500	Val/Su SzAd	235.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	162.570	167,767
BMT	Basement	960	48.770	46,819
SFL	Second Floor	780	162.570	126,801
UAT	Upper Attic	195	119.160	23,236
WDK	Deck	180	11.750	2,116

Net Sketched Area:	3,147	Total:	366,739
Size Ad	1812	Gross Are	3732	FinArea	1988
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1970	4.20	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc